

ADDENDUM TO PHILADELPHIA/MAFPE MOA PROPOSED PROJECTS

1. **Site Specific Redevelopment Projects - Property Assessments/Brownfields Remediation/Reuse Assistance**
 - 2) **Tidal Schuylkill River Development.** Through active partnership with the Schuylkill River Development Council, the City of Philadelphia, EPA, and other Federal partners, the development of a vibrant Schuylkill River riverfront can become a reality. The Tidal Schuylkill area extends from the dam at the Waterworks to Fort Mifflin. This section of the river offers promising opportunities for a drastic improvement in the natural, physical, and economic environment. Long overlooked as a unique urban setting, the Schuylkill River is now the subject of much attention. Redevelopment of the Tidal Schuylkill area will require brownfields remediation, property acquisition, riverbank restoration, stormwater management, and public recreational access. Through MAFPE, the City requests that EPA continue their assistance in performing Phase I and Phase II environmental assessments at key sites in the Tidal Schuylkill area, as well as a new request for Federal assistance in identifying delinquent and absentee property owners. The City may request assistance from the U.S. Army Corps of Engineers for river bank and wetland restoration, and the creation and/or restoration of open space.
 - 3) **North Delaware Waterfront Development.** The North Delaware Riverfront stretches from Penn Treaty Park north to Poquessing Creek on the Philadelphia - Bucks County line. The east west boundary is roughly the Delaware River to I-95. Area leaders championed the redevelopment of the North Delaware, culminating with the decision to create a comprehensive redevelopment plan for the area. Like the Tidal Schuylkill Plan, redevelopment of the North Delaware will require brownfields remediation, property acquisition, riverbank restoration, stormwater management and public recreational access. EPA assistance may be requested in performing Phase I and Phase II environmental site assessments, as well as a request for Federal assistance in identifying delinquent and absentee property owners. The City may request U.S. Army Corps of Engineers assistance for the Tacony Warehouse site clearance. The City may request U.S. Army Corps of Engineers assistance for the Tacony Warehouse site clearance. The City may also request Federal Highway Administration technical assistance in developing I-95 sound buffers and the redesign of I-95 on and off ramps as it relates to the sustainable design of future waterfront communities between I-95 and the Delaware River. As the area is being redeveloped, major infrastructure modifications will have to be made such as maritime

improvements linked with freight rail, passenger rail improvements, and urban agriculture as an interim use. River bank and wetland restoration, and the creation and/or restoration of open space may also be undertaken. The City may request Army Corps assistance on these undertakings as well.

- 3) **Reading Viaduct and Miscellaneous Properties.** The Reading Company owns what remains of the Reading Viaduct and 24 miscellaneous properties within Philadelphia. The viaduct is the remnant of the raised railroad tracks that ran into the Reading train shed on East Market Street before the construction and completion of the underground commuter tunnel in 1984. The viaduct extends from Vine Street to Fairmount Avenue and is a formidable obstacle for redevelopment of the area. The viaduct must be taken down. The viaduct and the 24 properties will have to be acquired or transferred, and environmentally assessed and properly remediated before the commencement of on-site redevelopment activities. The City may request assistance from the Federal MAFPE partners for these tasks.
- 4) **American Street Corridor Properties.** The American Street corridor is currently an urban mix of industry, vacant lots, brownfields, and residential tracts. The corridor is a Federal Empowerment Zone. Specific properties within the corridor have also been designated as Keystone Opportunity Zones. The southern portion of American Street currently contains a number of industrial facilities that have recurring serious environmental problems. Redevelopment of the corridor, as envisioned by the City, will require property acquisition and transfer, and the environmental assessment and remediation of vacant properties and brownfields. A strong Federal, State, and City environmental enforcement posture is needed to discourage the recurring violation of environmental regulations by a number of existing industrial facilities located in the corridor.
- 5) **Miscellaneous Property Environmental Assessments and Ownership Searches.** Various City Departments and Commissions have identified, and will continue to identify, Brownfields properties that will require environmental assessments and remediation that are outside the scope of the Tidal Schuylkill and North Delaware plans. A number of these brownfields properties will also require the identification of past and current owners. The City may require the continuation of Federal assistance in the performance of Phase I and Phase II environmental assessments at sites vital to the City's redevelopment plans, as well as a request for Federal assistance in identifying delinquent and absentee property owners.

- 6) **Greening of Brownfield Sites and Redeveloped Areas.** The City requests Federal assistance in planning and implementing a greening plan for Brownfields and redeveloped areas. Federal assistance can help insure proper tree and vegetative cover for those areas.
- 7) **Brownfields Pilot Project at Petroleum Contaminated Site.** The recently signed (January 11, 2002) Small Business Liability Relief and Brownfields Revitalization Act allows the use of Brownfields funds for the first time for the environmental investigation and remediation of petroleum contaminated sites. The City has a number of petroleum contaminated sites where Brownfields funds could be utilized. A pilot project could be arranged with EPA whereby a petroleum contaminated site is investigated and remediated using the new Brownfields funding allowance.

2. Pollution Prevention and Reduction Assistance

- 4) **Carbon Dioxide (CO₂) Reduction Plan.** The City through Air Management Services in the Health Department has installed computer software that will project CO₂ levels through the year 2010. The City has undertaken separate initiatives, such as downsizing the City fleet, undertaking research on the Urban Heat Island Effect, using the EPA inspired "Energy Star" system to examine energy efficiency in buildings, developing a Green Building Handbook, and promoting the increased use of mass transit by the general public. All these initiatives taken together are both cost effective and environmentally friendly in reducing CO₂ levels. The City requests EPA assistance to develop an internal plan to reach a stated goal of reducing CO₂ levels by 10 % below 1990 levels. Calculations indicate that the City is 7.5% lower than 1990 levels currently.
- 5) **Environmental Risk Management Tools.** Philadelphia's rich industrial history, its diverse neighborhoods, along with the City's ambitious initiatives for neighborhood transformation and brownfields redevelopment, present City management with a wide spectrum of complex environmental issues. Because the City has finite resources to deal with these complex environmental issues, the City must prioritize the issues in order to deal with the more serious issues of public health and environmental degradation. EPA may be able to assist the City in this prioritization by presenting the City with the most updated and innovative environmental comparative risk management tools along with other management tools which can be applied to issue prioritization.
- 6) **Alternative Fuel Technical Assistance.** The City will explore options

for using alternative fuels and alternative fuel vehicles as a means to increase local energy security, reduce emissions, and stimulate local economic development. The City may request assistance from the Federal MAFPE partners in identifying, exploring and implementing options for using alternative fuels and alternative fuel vehicles.

- 7) **Neighborhood Transformation Initiative (NTI) - Lead Demolition Issues.** Exposure to lead contaminated dust and soil has been identified as a major cause of childhood lead poisoning. Dust lead levels in many older homes are high because of contamination from deteriorated paint in the home, but studies have shown that lead contamination can also come into the home from outside. Any work that breaks painted surfaces can release large quantities of lead dust. Burning lead painted wood releases lead fumes. Improper storage of demolition debris can contaminate the soil where the debris is stored. The extent to which the demolition of houses impacts the dust lead levels in a community has not been clearly defined. In the Logan area, a number of lots were found with very high soil lead levels after demolition was completed. However, it is not clear if this was a result of the demolition process, or if the lead was already present in the fill that was placed on the lots after demolition took place. Testing “Clean Fill” for lead is not required in Pennsylvania, but if you do test then the definition of “Clean Fill” must have a lead concentration less than 20 parts per-million (ppm). This encourages people not to sample the fill because the average soil lead level in Pennsylvania is closer to 60 ppm. Testing the fill will increase the price of fill to an unrealistic level for most demolition jobs, but not testing can cause problems in the future if the untested “Clean Fill” contains lead in high concentrations.

Most of the older housing stock in Philadelphia is heavily contaminated with lead based paint. Approximately 97% of the houses inspected in North and West Philadelphia contain lead based paint. Most of the houses involved in NTI fall into this category. Very little has been done to evaluate the impact of the demolition of those properties on the surrounding neighborhoods. Testing by the City of Philadelphia Department of Public Health has shown that lead settles out in a peculiar fashion in implosions, therefore, steps have been taken to protect the people involved and assure the adequate cleanup of debris. Very little is known about the fate and pathways of lead from the manual demolition of single family homes. Local universities, and perhaps the Federal government, have the equipment, knowledge, and resources to perform such studies. A pilot study of ongoing demolition projects would allow us to evaluate the need for changes in the state of the art for this type of demolition.

- 8) **Assistance to Expand and Improve Scrap Tire Collection and Recycling Efforts.** Continued EPA assistance is requested in assisting the City in its scrap tire collection efforts and in finding innovative and practical options for the tires collected. For example, for the past two years, EPA has given the City two grants to fund a citizen's scrap tire collection program that, so far, the City has collected over 10,000 scrap tires. The tires were then incinerated as a fuel supplement in the production of electricity.
- 9) **Assistance in Developing a City Pollution Prevention Program.** In order to develop a Pollution Prevention Program applicable to the appropriate City Departments, the City needs to: understand all of its practices that may produce a solid or hazardous waste stream; identify options for reducing these wastes; and, determine which of the options are technically and economically feasible. EPA may be able to offer both technical and financial assistance to the City in this endeavor. A successfully implemented Pollution Prevention Plan might lower insurance and liability costs; lower waste management costs, lower the cost of input materials; and, lower utility costs. Part of Pollution Prevention may also include the impact of product use and re-use, and the storage of substances, on worker safety. Worker training to compliment relevant "right to know" legislation may be a component of this. An additional component may also include assistance in furthering City goals in pollution prevention through green purchasing.

3. **General Environmental Strategies – Permits/Planning/Infrastructure**

- 1) **Accelerated Permit Review Process.** The EPA Region III Water Protection Division will coordinate and lead an effort with the City and State to develop a process that will attempt to accelerate the review of urban environmental permits. It is hoped that the implementation of this process will assist the City in its Neighborhood Transformation Initiative and Brownfields redevelopment efforts.
- 2) **Open Space Planning Assistance.** City agencies have identified a need for better coordination concerning open space issues. In addition to parks and streets, City agencies provide funding for, or directly manage many existing or potential open space resources that impact the quality of life and economic environment in Philadelphia such as vacant land, publicly owned land, neighborhood transformation, Brownfields redevelopment, utility easements and right of way. As the Neighborhood Transformation Initiative (NTI) moves forward, the balance of open space and development will shift as buildings are demolished, neighborhood plans are drafted and vacant lands and Brownfields are redeveloped. A City inter-departmental group has been formed to share information, identify

opportunities and establish priorities to better manage existing open space and create opportunities for additional open space. USDA Forest Service will provide staff support for the City's coordination effort. In addition, the City is requesting Federal assistance to insure the practical application of open space planning techniques, including but not limited to re-vegetation and bioremediation, as they apply to NTI and Brownfields redevelopment and the creation and maintenance of open space.

- 3) **Model Trash Transfer/Recycling/Transportation Systems.** Renewed emphasis on the redevelopment of waterfront and other locations raises issues about the potential displacement of public and private facilities that collect and recycle household, commercial, and industrial waste. These include trash transfer stations as well as facilities that recycle household and business materials, scrap steel, construction and demolition debris, and scrap automobiles. Assuming that it is economically efficient and ethically responsible for these activities to remain in the City, what are the environmental, program, logistical, design, and marketing elements that could make these relocated and consolidated facilities into assets for the City and the communities in which they are located? The City will look to the Federal MAFPE partners for assistance in identifying these factors.
- 4) **Transportation and Energy Infrastructure.** Significant redevelopment may create site opportunities for new alternative or conventional power generation and transmission. Redevelopment may also pose potential conflicts with existing or future needs for the movement of energy supplies and products via water, pipeline, or wire. What are the critical sites and resources that the City should preserve to ensure future energy security and innovation? The City will look to the Federal MAFPE partners for assistance in identifying these critical sites and resources.
- 5) **Building "Green" Handbook.** The City is currently preparing a Building "Green" Handbook that will be used by the City when modifying or constructing buildings and infrastructure. The City will ask the Federal MAFPE partners for assistance in the preparation of the Handbook.
- 6) **Parks Revitalization Project.** The Parks Revitalization Project (PRP), a public/private partnership between the Philadelphia Recreation Department and Philadelphia Green, was created in 1993 based on the belief that clean, green, safe well maintained parks are fundamental to the health and vitality of urban life. The goal of the project is to improve urban parks in low to moderate income neighborhoods by developing viable, self-sustaining neighborhood groups to serve as stewards for the parks. The PRP focuses on several of the MAFPE MOA objectives, specifically, "to encourage appropriate revitalization of urban residential areas" and "creating livable communities". The PRP aids the renewal and

positive transformation of neighborhoods through the revitalization of public green spaces. As the work of PRP continues there will be instances where the City will want to consult with the Federal MAFPE partners for technical advice and assistance.

4. **Habitat Conservation and Ecological Hazard Reduction**

Overall, 87% of the 400 bird species recorded within Pennsylvania have been recorded within Philadelphia. This is quite impressive, since Philadelphia is both the smallest county geographically, and the one with the largest population concentration. Philadelphia lies within the Atlantic Flyway, and both the Delaware and Schuylkill Rivers are important migratory bird corridors.

By partnering with the US Fish and Wildlife Service, Philadelphia has become the third City in the nation to become a “Migratory Bird Treaty City.” By working with concerned non-profit and educational organizations, both the City and the US Fish and Wildlife Service will develop an Action Plan focusing on areas of: 1.) Habitat Creation and Restoration, 2.) Education and Outreach, 3.) Reduction of Hazards, and 4.) Management of invasive and exotic species of plant and animal life as a way to protect the migratory bird population, and enhance positive human knowledge and intervention with these species as the City undergoes its Neighborhood Transformation Initiative process.